



# REZONING

September 21, 2006

FILE: RZ 06-09-08

R-3 to P-1

Property Information	
Tax ID	Tax Map 082A Parcel 075G
Location/address	425 Vaughn Road
Parcel Size	± 0.32 acre
Current Zoning	R-3(Single Family Residential)
Existing Land Use	Undeveloped Single Family Residential
Future Land Use	Property is located within the Tier II Baston node
Request	P-1 (Professional)
Commission District	District 1(Brown)
Recommendation	Approve with conditions

## Summary and Recommendation

Cindy Karvois, owner and applicant, requests the rezoning of a 0.32 acre, (13,861 square feet), from R-3 single family residential to P-1 professional office. The applicant does not have any immediate plans to develop the property. The adjacent land uses are commercial to the south, and residential to the east, west and north. The site is currently vacant, and sanitary sewer service is not available at the site. The lack of sewer, coupled with the size of the parcel, will severely limit its possible uses. Staff would anticipate that the current conditions would only accommodate a small office, as the property will require buffers on the rear and sides.

There is precedence for allowing professional and commercial zoning in the area. The applicant originally requested commercial zoning, but the minimum lot size required for the C-1 zoning district is 15,000 square feet. The parcel does not meet the minimum lot size as prescribed by the code of ordinances.

Staff of the code compliance office has indicated that the property is overgrown and needs to be cleaned up in order to come into compliance. Staff recommends that the P-1 zoning be granted on the condition that the property is brought into compliance. Planning staff will work with the county code compliance office to insure that this condition is met.

Staff recommends **approval with conditions** and all staff comments included.



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## Interdepartmental Review

### Conditions

**Planning:** The property must be brought into compliance with Section 70 of the Columbia County Code of Ordinances.

**Engineering:** The property is located in the Reed Creek drainage basin. Post-developed discharge must be less than pre-developed conditions through the 50-year storm. On-site storm water detention will be required.

1. If the property contains wetlands, a Jurisdictional Determination must be submitted to and approved by the United States Army Corps of Engineers.
2. If site improvements disturb more than one acre, the proper National Pollution Discharge Elimination System permit and associated fees must be submitted to the Georgia Environmental Protection Department and Columbia County 14 days prior to land disturbance.
3. Storm water detention will be required unless site improvements result in no net increase in runoff.
4. A deceleration lane, dimensioned for the posted speed limit will be required unless a formal deceleration waiver is requested. A deceleration waiver will be granted only if documentation is provided showing less than 50 vehicles per day enter into the business or the cost of the deceleration lane is greater than 20% of the total project cost.
5. If access to the property is granted along an existing county road, the owner will be responsible for repairing all damage caused by construction vehicles.
6. A site plan must be submitted to and approved by the County Engineer.
7. All proposed improvements must conform to current county standards.

**Health Department:** Must contact health department. There is no sewer. Limited space of only .32 acres and would depend on use of the property.

**Construction and Maintenance:** Access to be approved by Georgia Department of Transportation.

### Comments

**Water and Sewer:** County water is available on a ten inch line on Vaughn Road. County sewer is not available. This project will not affect the capacity of existing water and sewer infrastructure. There are no future plans for sewer expansion.

**Stormwater:** Permanent drainage and utility easement is not required. There are no active projects in the area.

**Construction and Maintenance:** This project will not affect the priority of planned road projects.

**Green space:** This property is not located in a targeted area for green space. There are no green space program lands in the area.

## Criteria for Evaluation of Rezoning Request

Criteria Points	Comment
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<b>Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.</b>	The request is consistent with the prevailing zoning and land use pattern.
<b>Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.</b>	The request will not adversely affect the nearby neighborhood.
<b>Whether the zoning proposal is compatible with the purpose and intent of the GMP.</b>	The zoning proposal is compatible with the purpose and intent of the GMP.
<b>Whether there are substantial reasons why the property cannot or should not be used as currently zoned.</b>	The property could be used for residential use.
<b>Whether the proposal could cause excessive or burdensome use of public facilities or services.</b>	The proposal would not cause excessive or burdensome use of public facilities or services.
<b>Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.</b>	The proposal is reflected in existing zoning of nearby properties, and its location within the Tier II Baston node is appropriate for this type of development.
<b>Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.</b>	The request meets this balance test.